



FLEX BUILDING

FOR SUBLEASE

±10,000 SF FLEX FACILITY FOR SUBLEASE

55 Bergenline Avenue, Westwood, NJ 07675

For More Information, Contact

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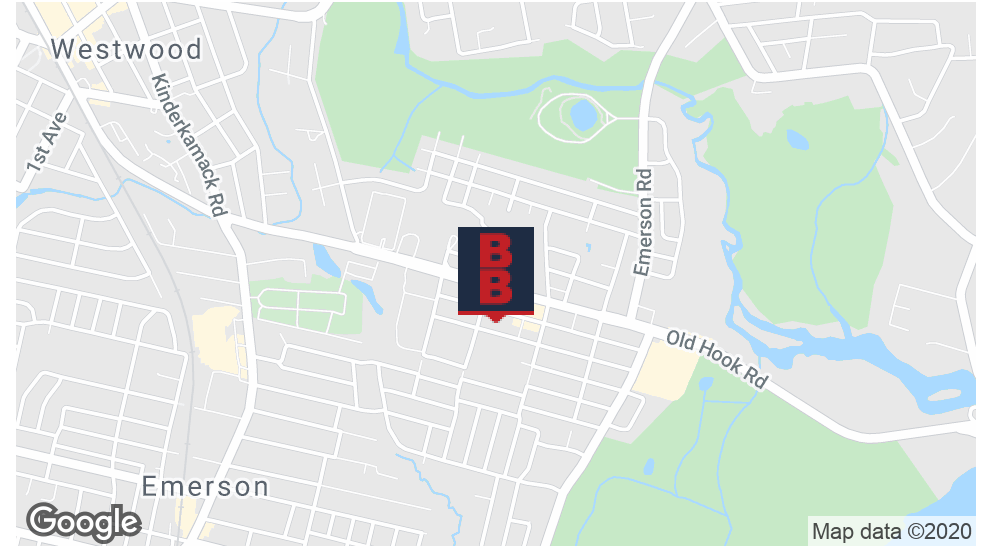
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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PROPERTY DESCRIPTION

±10,000 Sq. Ft. Modern Flex Facility

LOCATION DESCRIPTION

±2.2 Miles to Garden State Parkway | ±12.1 Miles to I-80 and NJ Turnpike
 ±24 Miles to Manhattan | ±24.6 Miles to Jersey City
 ±26.2 Miles to Newark | ±29.5 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sublease Rate:	\$18,000 per month (Gross)
Number of Units:	1
Available SF:	10,000 SF
Building Size:	46,000 SF

PROPERTY HIGHLIGHTS

- ±8,500 Sq. Ft. Warehouse & Lab Space
- ±1,500 Sq. Ft. High End Office
- One Loading Dock & One Drive In Door with Interior Thermal Door
- 14' Clear Height
- Air Conditioning Throughout
- Key Code Access, Alarm System with Camera Access
- Three Phase (800 Amp+) Power
- LED Lighting

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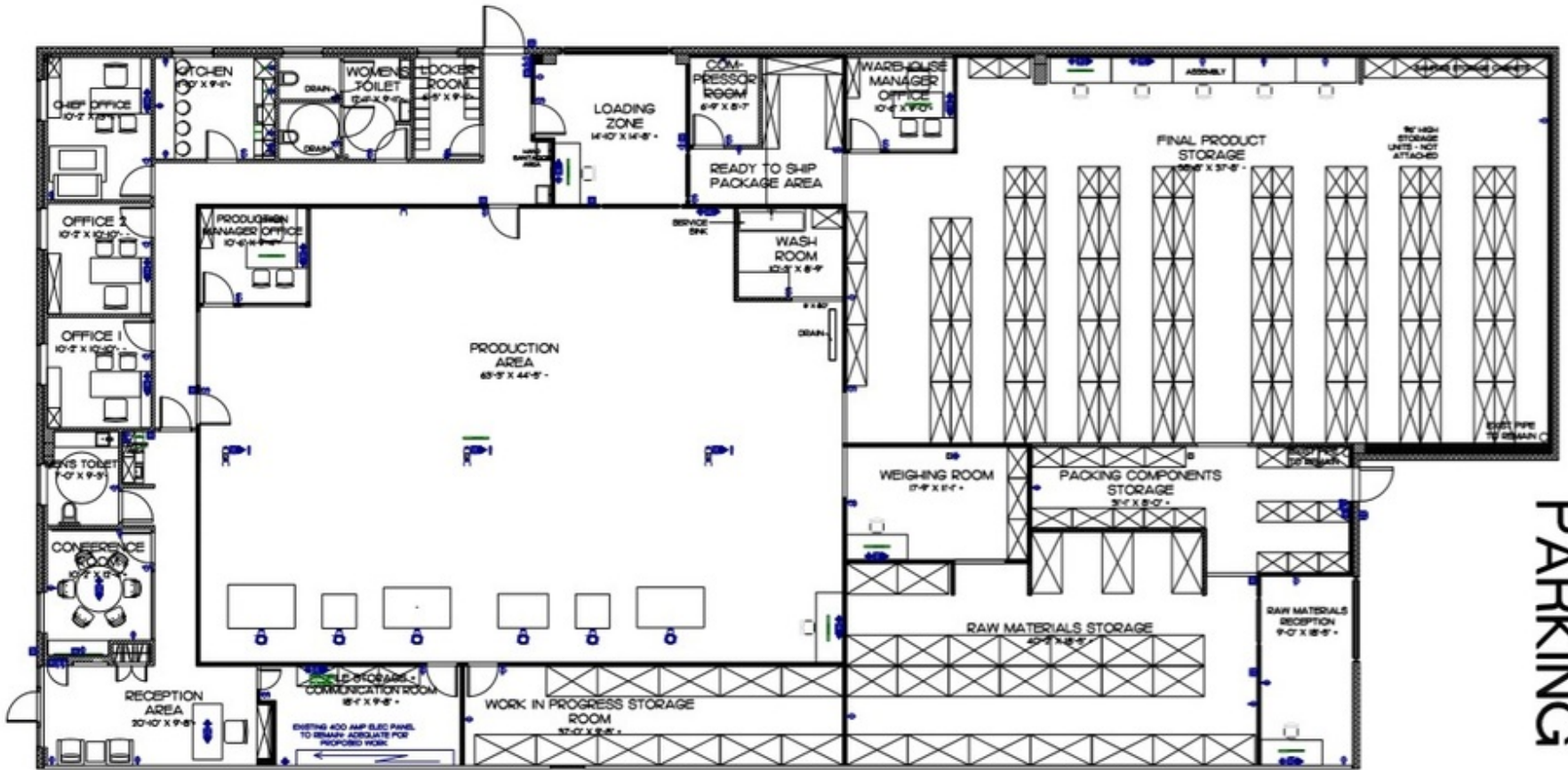
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STREET

PARKING



⊞	ELECTRIC PANEL	⊞	THREE-PHASE OUTLET
⊞	DUPLEX RECEPTACLE OUTLET	⊞	SINGLE POST ELECTRICAL SWITCH
⊞	GROUND FAULT INTERRUPT RECEPTACLE	⊞	THREE WAY ELECTRICAL SWITCH
⊞	TRIPLE RECEPTACLE OUTLET	⊞	TELEPHONE
⊞	QUAD RECEPTACLE OUTLET	⊞	LOW VOLTAGE

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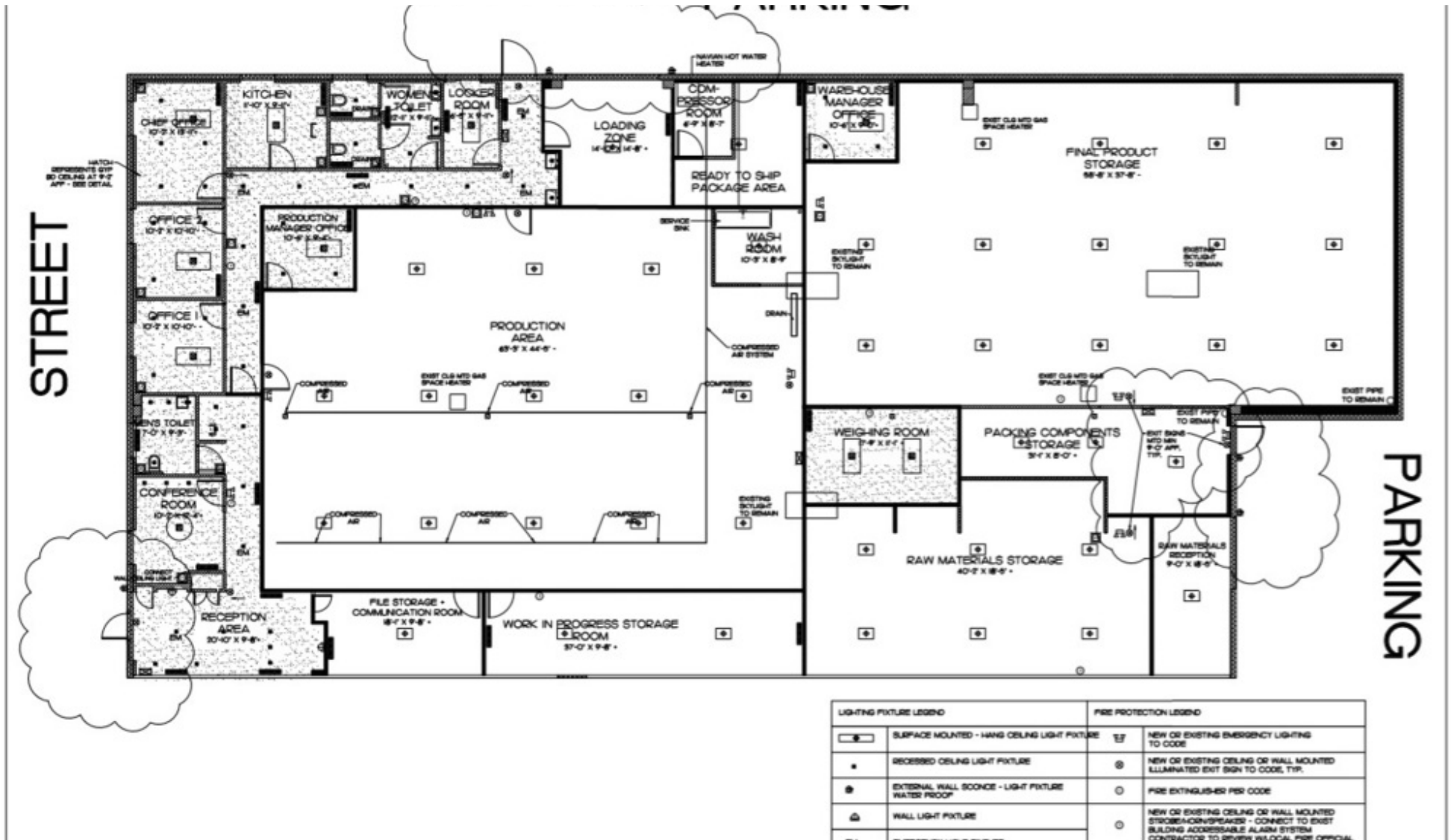
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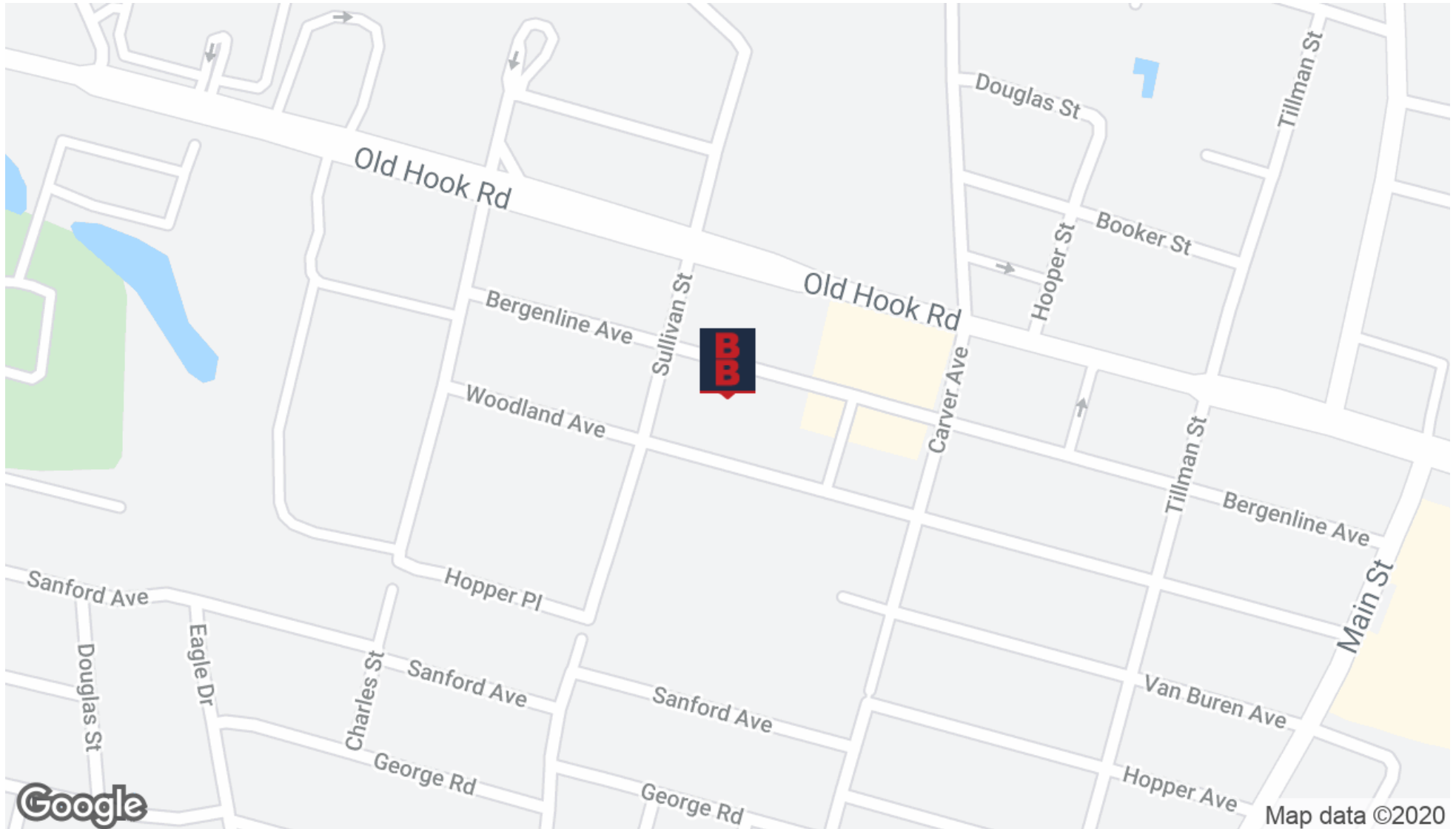
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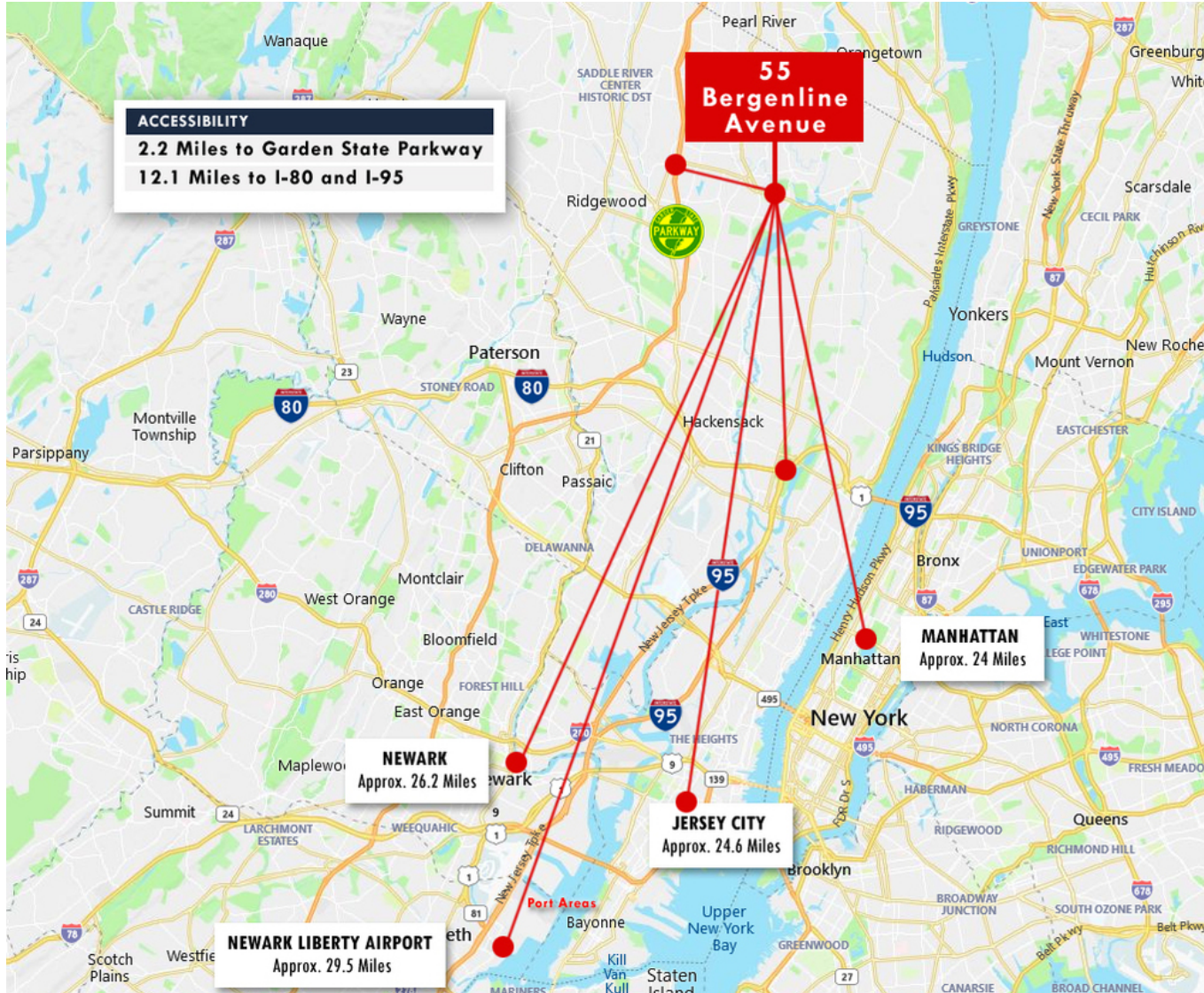
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	10,605	91,377	267,569
2019 Estimate	10,324	89,951	262,406
2010 Census	9,553	88,735	253,457
Growth 2019-2024	2.72%	1.59%	1.97%
Growth 2010-2019	8.07%	1.37%	3.53%
2019 Population Hispanic Origin	1,263	9,349	32,801
2019 Population by Race:			
White	8,230	71,996	193,655
Black	655	2,133	8,151
Am. Indian & Alaskan	19	183	674
Asian	1,224	14,135	54,996
Hawaiian & Pacific Island	11	59	160
Other	185	1,445	4,770
U.S. Armed Forces:			
	3	11	66
Households:			
2024 Projection	3,921	32,048	92,665
2019 Estimate	3,821	31,550	90,870
2010 Census	3,546	31,100	87,656
Growth 2019 - 2024	2.62%	1.58%	1.98%
Growth 2010 - 2019	7.76%	1.45%	3.67%
Owner Occupied	2,637	26,373	72,510
Renter Occupied	1,184	5,177	18,360
2019 Avg Household Income	\$140,743	\$149,718	\$147,903
2019 Med Household Income	\$117,739	\$124,906	\$119,172
2019 Households by Household Inc:			
<\$25,000	344	2,319	6,812
\$25,000 - \$50,000	375	3,366	10,708
\$50,000 - \$75,000	423	2,984	9,500
\$75,000 - \$100,000	509	3,773	10,827
\$100,000 - \$125,000	365	3,345	9,893
\$125,000 - \$150,000	463	3,107	7,833
\$150,000 - \$200,000	541	5,051	12,848
\$200,000+	800	7,604	22,447

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